

Judy Larson and Bill Gardiner
97 Dan's Highway
New Canaan, Connecticut 06840

February 25th, 2023

Re: HB 5326 (Affordable Housing)

Dear Committee:

We are in full support of this bill, and the other bills that seek to give local communities more control over the development of affordable housing in their towns and cities.

We very much acknowledge and we support the need for affordable units in each town for a variety of excellent reasons, but we believe it should and can be accomplished in a way that is consistent with the needs, character and long range development goals of each town.

8-30g encourages many developers to build apartment and condominium units of unbalanced scale in neighborhoods of single family homes, with little concern about the needs and character of the town—just their own financial gain.

And, these developers do little to help the town achieve the required 10% of homes to be affordable—because the majority of the units they create are not affordable, but market price and usually expensive.

For instance, the New Canaan Housing Authority has created is 100% affordable, and has been created in an intelligent manner, respectful of the needs of the town, and will continue to do so. We need to give New Canaan, and all other communities, the ability to do this, as well as other creative ways to provide affordable housing through other creative means (such as accessory apartments in single family homes) without being helpless in the face of profit-driven developers.

We support HB 5326 and all of the other bills which seek to support affordable housing in a realistic manner sensitive to local zoning and community needs.

Sincerely,

Judy Larson and Bill Gardiner